

EPA Region 5 Records Ctr.



237754

ORIGINAL

EPA PROPOSES FIRST CLEANUP PLAN
FOR THE OUTBOARD MARINE CORP., INC.,
PLANT 2 SITE

1 MR. JOYCE: Good evening, folks. My name is
2 Mike Joyce with the US Environmental Protection Agency.
3 Thanks for coming out on this winter's night to hear
4 about our proposed plan for the OMC Plant No. 2. This
5 is Kevin Adler, remedial project manager for Outboard
6 Marine. As you can see, he's got a Power Point
7 presentation. Anyone who doesn't have a facts sheet,
8 let me know and we'll give you one of those to follow
9 along with and to take home.

10 Also, if you've got cell phones, if
11 you'd put them on vibrate that might be helpful for
12 fear of going off from time to time. We may as well
13 get started. There's free coffee in the lobby. And
14 thanks to the City of Waukegan for providing us with
15 this wonderful facility in their new City Hall.

16 MR. ADLER: Hello. My name is Kevin Adler.
17 I'm the project manager for the Outboard Marine
18 Corporation Superfund Site located here in Waukegan.

19 Tonight we're going to talk about the
20 proposed plan for cleanup as part of the OMC Plant 2
21 site, which is a part of the Outboard Marine
22 Corporation Superfund Site.

23 Tonight I'll present some information
24 about OMC Plant 2. I'll present our proposed plan.

1 Again, if you have a facts sheet you may be able to
2 follow along. Tonight we're also accepting public
3 comments on our proposed plan. After my presentation,
4 we'll have a question and answer time period.

5 Very briefly, what we are proposing to
6 do is demolish the remaining part of the OMC Plant 2
7 and store the material accordingly either on-site or in
8 an off-site landfill, depending how contaminated they
9 are.

10 We also propose to dig up contaminated
11 soil and sediment around the plant and dispose of that
12 material either on the property or in an off-site
13 landfill as appropriate. It could cost up to \$20
14 million to do this work and take 17 to 20 months to
15 complete it once we do start.

16 First I would like to introduce the OMC
17 cleanup team. Myself, Kevin Adler. I'm the project
18 manager with EPA. I started in 1986 and I was assigned
19 to the OMC site in late 1999. Mike Joyce, the
20 community involvement coordinator. He used to work for
21 the Voice of America. Tom Martin is not here tonight.
22 He is the attorney protecting our legal interests on
23 the site. Ken Theisen, my on-scene coordinator, has
24 done some removal actions out on the property to get

1 rid of some of the immediate health threats at the
2 site.

3 Representatives from CHM2M Hill are here
4 tonight, Jewelle Kaiser and Matt Bobenhauer (phonetic.)
5 Matt worked on the feasibility study.

6 A couple other people not here, Frank
7 Biros, with the Department of Justice in Washington.
8 He's protecting the United States legal interest at
9 this site. For example, Frank helped us obtain a \$2.6
10 million settlement with the bankrupt OMC Corporation to
11 use towards cleanup of the site.

12 Erin Rednour is the EPA project manager.
13 The City of Waukegan has John Moore, city engineer.
14 Sitting in front of John is Gary Deigan with
15 Deigan & Associates, contractor for the City. Jeff
16 Jeep is one of the attorneys to pursue the City's legal
17 interest at the site.

18 And then we have the Waukegan Community
19 Advisory Group. Not associated with the City of
20 Waukegan, but is part of the Community Advisory Group,
21 Susie Schreiber.

22 Very briefly, there are four parts to
23 the OMC Superfund site. We have broken them into four
24 to make it easier to handle. We call them operable

1 units. The first one is Waukegan Harbor; the second
2 one is the Waukegan Coke Plant site; the third one are
3 the PCB containment cells that we constructed as part
4 of the first harbor cleanup action in 1990 to 1992; and
5 the fourth one, the one we're talking about the most
6 tonight, is the OMC Plant 2 site.

7 Here is a map of the property in
8 question. To the north we have the harbor, the OMC
9 Plant 2 building. You can see where the Coke Plant is
10 on the east side of the harbor. The green area
11 represents the cleaned up harbor from 1990 to 1992.

12 The red represents a former boat slip,
13 which we converted into a PCB containment cell.
14 Here's the OMC Plant 2 property. In an aerial photo
15 you can see here's one containment cell and another
16 containment cell and Boat Slip No. 3, just to give you
17 a layout of the land. This is the one-million square
18 foot building. Not all of it is there right now. The
19 City has knocked down this portion.

20 Very briefly, OMC operated at the site
21 from 1948 to about 2000 and manufactured outboard
22 motors out there. They used PCBs in their hydraulic
23 cutting fluid from about 1961 to 1972. Unfortunately,
24 those cutting fluids were allowed to drain into the

1 harbor, into Slip #3, and it's the source of the PCB
2 contamination in the Waukegan Harbor.

3 In Illinois, EPA forced OMC to do the
4 first clean up of the harbor in 1990 to 1992, dredging
5 most of the northern harbor area to a clean-up level of
6 50 parts per million per PCB. We created three
7 contaminate cells, as I mentioned earlier, to contain
8 material instead of disposing it off site.

9 In the process of creating a new boat
10 slip to replace former Boat Slip #3, material was
11 excavated out and that material was found to be
12 contaminated with creosote and that led to the
13 discovery of the adjacent Coke Plant site.

14 In December of 2000, OMC declared
15 bankruptcy and most of the people were sent home. They
16 could not reorganize, so in August of 2001 they were
17 prepared to sell all the pieces off but could not sell
18 OMC Plant 2, but did sell OMC Plant 1, the southern
19 plant, mainly a testing facility.

20 The OMC bankruptcy trustee tried to
21 petition the court to abandon the plant in the summer
22 of 2002. The EPA stepped in and examined what was left
23 behind or going to be left behind and we reached an
24 agreement through the court with the trustee for the

1 trustee to do emergency cleanup action before it was
2 allowed to legally abandon the plant in December of
3 2002.

4 When they legally abandoned the plant,
5 EPA took over the operation plant of the PCB
6 containment cells for one year and our authority ended
7 and the State of Illinois took that task over. In July
8 of 2005, the City of Waukegan took title to the
9 property and assumed the operation maintenance of the
10 containment cells.

11 The work we have done at Plant 2 is
12 far-reaching. We first did interior cleanup of the
13 plant in the spring of 2003 after the plant was legally
14 abandoned. We removed even more chemicals that had
15 been left behind. We emptied very large vat fulls of
16 fluids and soap items that weren't necessarily a hazard
17 as-is, but if somebody were to breech the vats we would
18 have a large spill.

19 The City also is using grant money to
20 perform the beach area sampling episode from 2004 to
21 2005. Mr. Deigan and his associates sampled the soil,
22 sand and ground water in that area and presented the
23 information to EPA. We incorporated that work into our
24 remedial investigation, which we began in the fall of

1 2004.

2 Based on the City's information, EPA did
3 another removal action out at the Plant 2 site where
4 about 14,000 parts per million PCBs were found in the
5 sand. We removed about 25,000 cubic yards of material
6 and placed them in an off-site location. We completed
7 our remedial investigation of Plant 2 in April of 2006
8 and completed our feasibility study in May of 2006.

9 We also, as our final removal action,
10 cleaned out the storm sewers in OMC Plant 2 to prevent
11 storm water from washing more PCBs out into the lake or
12 into the harbor. After we completed our remedial
13 investigation, we broke the OMC Plant 2 site into four
14 media of concern; the building itself, the soil and the
15 sediment around the building, the ground water beneath
16 the building.

17 And what we found was -- the acronym is
18 up there, DNAPL -- Dense Non-Aqueous Phased Liquid --
19 is, essentially, free-phased Trichloroethylene, a
20 cleaning solvent, that OMC used to clean the parts
21 before they made the boat engines.

22 It lies on the clay surface about 30
23 feet down below the ground surface. Not necessarily a
24 hazard, but it does create a continual source of

1 contamination to the ground water beneath the site.

2 This map is also found in the facts sheet. It's not in
3 color. Essentially this shows you the two -- the area
4 in blue and greenish tan here are building portions
5 that are contaminated with PCBs.

6 The areas in red are all the areas of
7 the soil around the building that we identified as
8 areas of concern due to PCBs or Poly Aromatic
9 Hydrocarbons, PAH for short, being above clean-up
10 standards in the soil just due to the factory
11 operating.

12 As I said, Plant 2, the building itself,
13 the blue and this green area, contain PCBs on the
14 concrete, the walls and the ceiling above levels that
15 are considered to be harmful for human health or the
16 environment.

17 Now, the City was told in February of
18 this year which part of the buildings were, in fact,
19 cleaned of PCBs and they acted very quickly to enact a
20 demolition and disposal of the cleanup portions of the
21 OMC Plant 2. You can talk to John if you want to see
22 photos of his work.

23 This area here and this area here and
24 soon the world headquarters building will be knocked

1 down by the City's contractor. There's a little bit
2 more work being done in the basement of the building to
3 remove piping and so forth. Those pipes are not
4 contaminated.

5 Again, the soil and sediment outside the
6 building are contaminated with PCBs above one part per
7 million in the areas in red on that map. Poly aromatic
8 hydrocarbons above two parts per million, which is the
9 background level for PAH in the State of Illinois.

10 We found ground water contaminants
11 beneath most of the site. It has not left the site
12 yet. It is moving either towards the lake or towards
13 Waukegan Harbor. It's moving very slowing and again it
14 has not left the property.

15 We found a pool of TCE, approximately,
16 in this area 30 feet down. We took our information
17 gathered from investigating the building and soil and
18 sediment around the site and used those numbers to
19 estimate the impact on human health or the environment.

20 Based on our calculations, if somebody
21 were to be trespassing inside the building and being
22 exposed to PCBs on the remainder part of the building
23 itself, our estimated risk is two-times ten to minus
24 five, which is well within our clean-up risk range

1 goals for the Superfund, which is one times ten to
2 minus four and one times ten to minus six. One in
3 10,000 to one in a million chances of contracting
4 cancer if you are exposed to this chemical in your
5 lifetime.

6 However, if the building were to remain
7 as a factory and used by workers in the future, that
8 risk would be much higher because they would be there
9 more and exposed to more contaminants.

10 We estimated that risk to be two times
11 ten to minus three, which is outside of our risk range
12 and, therefore, subjects the building to Superfund
13 cleanup action.

14 Outside in the soil and sediment, we
15 looked at two items of concern, human health and
16 environment receptors. Because of the PCB in the dunes
17 land near the lake, we believe that small mammals and
18 birds would be exposed to PCBs through either eating
19 organisms that live in the ground or just being exposed
20 to the sand itself.

21 In those people who use the beach
22 recreationally, that means they don't live there
23 everyday, they're not exposed to contaminants everyday,
24 the residual contaminants left behind could present a

1 two times ten to minus four lifetime excess cancer
2 risk.

3 Taking that into consideration, we had
4 to evaluate potential cleanup actions for the building
5 and for the soil and sediment. We're looking at
6 potential cleanup actions for the ground water and the
7 DNAPL in the future. Some of the considerations we had
8 were the City now owns the property. They have a
9 master plan for redeveloping the lakefront.

10 They're calling for high-density housing
11 and shops and marine type development to be erected on
12 the Coke Plant site and on the OMC Plant 2 site in the
13 future.

14 They also are trying to coordinate
15 further clean up of the Waukegan Harbor, because in
16 1992 we cleaned up the harbor 50 parts per million. In
17 2002, EPA did a review of that and we discovered that
18 proper cleanup levels should be much lower than 50
19 parts per million PCBs in the sediment.

20 We just recently completed a risk
21 assessment for the sediment in the Waukegan Harbor and
22 we have a new cleanup goal at 0.2 parts per million of
23 PCB. Taking those items into consideration, we looked
24 at narrow cleanup alternatives. We didn't feel that

1 incinerating the soil or the building was practical or
2 economical.

3 We looked at just decontaminating the
4 inside of the building and leaving it for the City to
5 do with it what it pleased, or we looked at
6 decontamination and demolition and disposal and we also
7 looked at decontamination and demolition with recycling
8 of steel and copper and other material and then
9 disposal of other contaminated materials which could
10 not be cleaned up.

11 The debris we would obtain from knocking
12 down the building, and we looked at two disposal
13 options. We looked at placement of the material into
14 an off-site municipal landfill if it did not exceed 50
15 parts per million PCB or into a Toxic Substance Control
16 Act -- or TSCA -- if it was 50 parts per million or
17 higher.

18 We did also look at and we are proposing
19 tonight disposal of the material in an off-site TSCA
20 cell if it was above 50 parts per million PCB and to
21 consolidate the material that's not above 50 parts per
22 million on site between the two containment cells that
23 are there at the site already.

24 Here is the eastern containment cell and

1 the western containment cell and we would target this
2 area here and place building debris and soil and
3 sediment that was below 50 parts per million. And it's
4 similar to what happened here in 1992.

5 Again, the soil and sediment cleanup
6 options would be the same disposal options for getting
7 rid of the debris. We excavated the contaminated
8 material and either put it off site in an off-site
9 landfill or consolidated on-site material that was
10 below 50 parts per million PCB.

11 So our proposed plan for the building
12 involves decontaminating the surface as appropriate,
13 demolishing the building, recycling the steel and
14 copper wire and any equipment that can be resold, using
15 that proceed to help pay for the cleanup; dispose of
16 off site any material above 50 parts per million PCB in
17 a TSCA landfill and consolidate the rest of the
18 material in an on-site berm between the two containment
19 cells that are out there already.

20 Our proposed cleanup plan for the soil
21 and sediment is to excavate the material and do the
22 same thing for the building. Anything above 50 parts
23 per million PCB would sent off site for disposal in a
24 proper landfill and anything below would be

1 consolidated on site and managed well into the future.

2 So at the completion of our proposed
3 cleanup work for tonight, you would see the building
4 totally torn down, except for one portion of the
5 building, which would be used in the future. The
6 contaminated concrete slabs would be removed and
7 disposed of.

8 The soil and sediment outside the
9 building would be at residential cleanup levels or
10 below; unfortunately, our work that we're proposing
11 tonight would not do anything for the ground water or
12 the DNAPL. Again, they're still studying that and
13 planning to come back and talk to you about that in
14 about a year and a half from now.

15 Here's a concept of what the site would
16 look like after it's cleaned up. You're looking north
17 at the treatment plant. The building cleanup cost is
18 estimated at \$14 million. That sounds like a lot, but
19 we do have a lot of very contaminated material out
20 there.

21 The concrete is very heavy and a lot of
22 it is above 50 parts per million and would have to be
23 sent off site for disposal. When you pay for disposal,
24 the shipping is by the ton. The soil and sediment

1 estimated cleanup cost is about \$6 million, not as
2 much. And some of the savings between the two is for
3 consolidation of material on site rather than sending
4 it all off for disposal. Again, the total time to
5 complete the work once it's begun is 16 to 20 months.

6 We examined our proposed plan using the
7 nine criteria under the Superfund before presenting it
8 to you tonight. We believe our proposed plan is
9 protective of human health and the environment and that
10 all of the contamination would be taken away and put
11 into proper landfills or consolidation areas on the
12 site and managed so contamination cannot come out and
13 humans cannot come into contact with it.

14 Our work would meet all applicable laws
15 and regulations. The short-term hazards are
16 acceptable, because demolition work and excavation work
17 is routinely done. The long-term results are
18 acceptable I believe because we're reaching residential
19 cleanup levels for the soil and sediment and we are
20 removing what I heard is an eyesore from the lakefront.

21 One of the provisions under the nine
22 criteria is to try to treat contaminations to the best
23 extent possible and to destroy the contamination so you
24 no longer have to deal with it again. In the case of

1 PCBs, the best way to treat it is to incinerate that
2 and we didn't feel that was appropriate.

3 We have very little reduction in the
4 toxicity, mobility or volume of PCB contaminated
5 material according to this remedy, but we feel that our
6 proposal does meet the other eight criteria very well.
7 The work is readily implemented and the cost is not
8 unreasonable for the benefits derived.

9 The state acceptance and your acceptance
10 will be measured in our comment period, which ends on
11 February 3rd; so after we receive your comments on our
12 proposed plan, we would evaluate them and write an
13 official cleanup action called "Record of Decision"
14 stating what EPA plans to do out at the OMC Plant 2
15 site and the effective cleanup action.

16 We then produce the design plans and
17 specifications for the work so we can put it out for
18 bids. And we also would be completing our ground water
19 and DNAPL studies. And then I have to get in line to
20 get funding from headquarters to do the work.

21 The amount of cleanup money for
22 Superfunding in the US has fallen over the years. Now
23 headquarters is effecting the "Worst Sites First
24 Policy." The worst site gets cleaned up before the

1 next worst site and I'm told that our site falls
2 somewhere in the upper middle.

3 One more point is that we're going to
4 try to coordinate with the harbor cleanup plant as best
5 we can, but if the harbor goes first or we go first
6 we're going to go ahead and do it if we're ready to go.
7 And again, in about 18 months I'm going to be out here
8 again talking to you proposing a ground water cleanup.

9 Do you have any questions before I do
10 the pop quiz?

11 THE AUDIENCE: Your overall plan to clean up
12 the environment, is that by Waukegan standards or would
13 that be by Lake Forest or would that be --

14 MR. ADLER: By United States EPA standards.

15 THE AUDIENCE: Well, we all know that there's
16 two standards that -- you guys don't have any money at
17 all. I read the paper all the time and I know that the
18 Bush Administration has X'd out funding for
19 corporations to fund the Superfund, correct?

20 MR. ADLER: The tax on --

21 THE AUDIENCE: There's very little money.

22 MR. ADLER: The tax on people who produce
23 potentially hazardous material has ended and that was
24 several years ago, so the actual Superfund itself is

1 broke and now EPA receives all its money through acts
2 of Congress. Tax dollars.

3 THE AUDIENCE: So the polluters are no longer
4 liable?

5 MR. ADLER: They are still liable for sites
6 that we find people who have polluted. Like at the
7 Coke Plant site we have General Motors and North Shore
8 Gas.

9 THE AUDIENCE: What I read out of here, even
10 the most comprehensive -- the most expensive doesn't
11 sound like it's buildable to me. That land will just
12 be waste land from now until eternity, right?

13 MR. ADLER: No.

14 THE AUDIENCE: I must have misread it then.

15 MR. ADLER: The area of consolidation, if
16 that's what you're pointing to, the berm area, is
17 planned to be used as a park on top. What you have is
18 the material placed down and a big cover of clean soil
19 above it; so people can use the surface, because you
20 are never going to come into contact with PCBs below.

21 THE AUDIENCE: Is this going to work like the
22 Johns Manville site?

23 MR. ADLER: I don't know anything about the
24 Johns Manville site, but this is my -- there's grass on

1 top of it and a big hill on the side of the road and
2 then the condos in front of it.

3 THE AUDIENCE: It has 12 inches of soil over
4 the bermed area?

5 MR. ADLER: Yes.

6 THE AUDIENCE: How far do you have to
7 excavate to get rid of the PCBs?

8 MR. ADLER: I'm not reading you.

9 THE AUDIENCE: How far away from the water
10 table is it going to be?

11 MR. ADLER: The consolidation area would be
12 on top of the ground. It would not be on or in the
13 water table.

14 THE AUDIENCE: Well, then how high is the
15 berm, because it doesn't say --

16 MR. ADLER: It would be as high as necessary
17 to create the disposal area. There's several --

18 THE AUDIENCE: That's extremely vague.

19 MR. ADLER: Let me finish. There are several
20 piles of material that could be destined to go there.
21 We have our material from the demolition of the
22 building, the soil and sediment around it.

23 The City has identified plans to build
24 wetlands near the property and dispose of that material

1 that may or may not be contaminated. There's a small
2 amount of dirt on the Coke Plant site that needs to be
3 moved. It could be up to 20 feet high. That's the
4 maximum. It may be less. It depends how wide the base
5 is of the material that you plan to spread.

6 I welcome you to comment on that during
7 the comment period portion, if you don't believe that's
8 adequate. We will listen and evaluate.

9 THE AUDIENCE: Could we safely put a shooting
10 range on the land?

11 MR. ADLER: That's not up to me. You have to
12 talk with the City. The City owns the property and
13 they have -- if you've seen their master plan, I don't
14 believe that a shooting range is identified --

15 MAYOR HYDE: No, no. I hope that answers
16 your question.

17 THE AUDIENCE: You mentioned that there are
18 two pollutants that have not yet been addressed for --
19 the ground water issue and the acronym -- I forget what
20 it is.

21 Is there any possibility that as you
22 address these two additional problems there may be
23 problems addressing them that would impact feasibility
24 of what you're now doing in the potential use of this

1 land for residential use, et cetera?

2 MR. ADLER: Yes and no. The ground water
3 beneath the site we know is contaminated with
4 trichloroethylene, which is a degreasing solvent. The
5 acronym DNAPL, the Dense Non-Aqueous Phased Liquid, is
6 pure trichloroethylene that has leaked down and falls
7 to the lower surface and acts as a continual source of
8 more TCE to the ground water.

9 Some of the concerns we have about that
10 are that if buildings are built over it you could have
11 an indoor air intrusion of trichloroethylene into the
12 basement or the first floor of those buildings. That
13 can be designed -- the building can be designed so you
14 preclude vapor intrusion.

15 What we are looking at right now are
16 testing two methods of treating ground water in place
17 to destroy the trichloroethylene so we don't have to
18 pump it out, run it through a treatment plant and pump
19 it back into the ground.

20 What we're going to try to do is put
21 food into the ground water so that the
22 naturally-occurring bacteria can eat the TCE and break
23 it down to an aqueous compound over a short period of
24 time. That's what we're doing right now. We're

1 studying that.

2 We believe it will take about a year and
3 a half to complete those studies and then we'll present
4 that information to you. DNAPL itself is not harmful
5 to humans. Nobody can get down 30 feet to come into
6 contact with it. It's just a problem because it's a
7 continual source of trichloroethylene to the ground
8 water that's slowly flowing by.

9 We want to remove that source to the
10 ground water before we address the entire plume,
11 because if we address the plume first and then come
12 after the DNAPL we'll recontaminate what we just
13 addressed.

14 Removing the building will actually help
15 us in the future, because we may have to inject a lot
16 of material into the ground in a lot of spots out there
17 and if the building and concrete slabs are out of the
18 way that will make it easier for us to do so.

19 THE AUDIENCE: I have a lot of questions and
20 one of them is this: What's the difference between the
21 question and comment period? Because you made it sound
22 like they're two --

23 MR. ADLER: We're accepting comments and your
24 views on our proposal tonight. If you have questions

1 about what does this mean or what does that mean, you
2 can ask them now or you can call me or e-mail me with
3 those questions and I can try to answer them for you,
4 because we're also accepting written or e-mail
5 comments.

6 We have a court reporter taking down the
7 proceedings and she will be providing for us your
8 comments that you're making.

9 THE AUDIENCE: So will people be allowed to
10 look at the report that --

11 MR. ADLER: Yes. Once it's completed.

12 THE AUDIENCE: Will it be at the library?

13 MR. ADLER: Yes.

14 THE AUDIENCE: The DNAPL that you talked
15 about, where does that come from and how did you know
16 it was there since it was 30 feet down?

17 THE REPORTER: Excuse me. I can't hear.

18 MR. ADLER: The Outboard Marine Corporation
19 had records and we looked at their blueprints and
20 noticed where they had above-ground or below-ground
21 storage tanks for solvents and materials and we also
22 know that they operated vapor and degreasers to get the
23 grease off the parts before they were sent over to make
24 the engine.

1 Wherever you have above- or below-ground
2 storage facilities or large part washing machines like
3 this, there's always the propensity for finding pools
4 of liquid below the ground.

5 THE AUDIENCE: They were shipping it down --

6 MR. ADLER: No, they weren't shipping it
7 down, there was leaking. You wouldn't want to send
8 something that you paid for into the ground.

9 THE AUDIENCE: So they have like tanks down
10 there and the tanks --

11 MR. ADLER: Right. Sort of like in a gas
12 station. It's a product, you want to use it, but if
13 it's leaking you don't notice it's polluting the ground
14 beneath it.

15 THE AUDIENCE: Another question. You
16 mentioned that in -- you are going to dredge the
17 harbor --

18 MR. ADLER: That's a separate action.

19 THE AUDIENCE: Right. You wanted that new --
20 it has 50 parts per million and you wanted the --

21 MR. ADLER: 0.2.

22 THE AUDIENCE: So you want to clean the
23 harbor up to 0.2, but yet you want to put in -- you
24 want to put more -- you want to contain the PCBs on the

1 surface. That just doesn't -- this is close to Lake
2 Michigan. Is that the most logical place to have -- to
3 increase the containment cells?

4 It seems to me if you're going to clean
5 the harbor to 0.2 parts per million you want to clean
6 the containment cells, too. Why clean the harbor?
7 That makes -- that's so clean and then have all this
8 landfill that, you know, 49 and below parts per
9 million?

10 MR. ADLER: First of all, the harbor cleanup
11 action is not a part of that, but I know about the
12 harbor cleanup action. 0.2 parts per million is the
13 target cleanup action for the harbor, because that is
14 the estimated level that would not impact fish and
15 people are eating the fish and coming into contact and
16 being exposed to PCBs in the fish.

17 We have a 0.2 parts per million cleanup
18 action in the harbor sediment. We believe that PCB
19 levels in the fish out there in the harbor that are
20 being caught and eaten will fall below recommended
21 levels for having "Do Not Eat" signs being placed up at
22 the harbor.

23 THE AUDIENCE: What is the current in the
24 harbor right now? How many parts per million? I

1 thought you cleaned it up more than --

2 MR. ADLER: The target cleanup level in 1990,
3 1992 was 50 parts per million. They did a pretty good
4 job out there. Right now we're seeing an average of
5 four parts per million and one little hot spot of 25
6 parts per million.

7 Now, PCBs are more hazardous in the
8 water and the sediment, the water above it, because the
9 Benthic organisms absorb the PCBs and then the fish eat
10 those organisms and then we eat the fish. That's how
11 it's biomagnified into a problem.

12 As far as the on-surface situation, our
13 residential spill cleanup level for PCBs is one part
14 per million. PCBs are not very soluble, so they don't
15 go anywhere if water is poured through them
16 necessarily. They cling to clay particles, so the only
17 way they can move from the site is runoff.

18 So if we create a berm area out there
19 that has soil covering over it, we believe it will have
20 them contained in place that they can't move anywhere
21 and also believe that people will not have routine
22 reactions to them if they're walking on top of it.

23 If you disagree, that's okay with me.

24 Please send me your official comment to that.

1 THE AUDIENCE: In the proposed containment
2 cells, what will be the parts per million -- estimated
3 parts per million in these containment cells?

4 MR. ADLER: It will be less than 50 parts per
5 million, in the one that would be built. Right now --

6 THE AUDIENCE: It would be more concentrated
7 though, because you're putting all the PCBs in one
8 area, so wouldn't --

9 MR. ADLER: The material that we are removing
10 from the Plant 2 building and the soil and sediment
11 around the plant -- we're not talking about the harbor
12 -- the stuff that we keep on site would be between one
13 and 49 point whatever parts per million.

14 Anything over 50 would be sent off site
15 for disposal; so it would be less than 50 parts per
16 million.

17 THE AUDIENCE: By consolidating it, aren't
18 you concentrating it?

19 MR. ADLER: By consolidating it we're not
20 concentrating it. We're placing it in one area on the
21 site for management.

22 THE REPORTER: I'm sorry. I can't hear what
23 they're saying back there.

24 MR. JOYCE: Wait, wait. We're not into the

1 comment period yet. Let's get any technical questions
2 you might have about the material that Kevin presented
3 and then when we're going to have a comment period we
4 would ask you that step up here so that the court
5 reporter can get your name and at least the town that
6 you live in on the record.

7 We don't answer comments, but it's just
8 your chance to make comments on the proposed plan. Do
9 you have a question?

10 THE AUDIENCE: Yeah. Why don't you guys
11 instead of demolishing it and doing all that just leave
12 it there and just use it for future storage;
13 Decontaminating the soil and leave it there for future
14 storage for whatever buildings would be in there and
15 not cost anything?

16 MR. ADLER: Here's why. These are the
17 considerations we use in drafting a cleanup remedy.
18 The City owns the site and they want to redevelop it.
19 If we were to allow future workers in that plant as-is,
20 the estimated risk would be two times ten to minus
21 three or two in 1,000 chances that somebody would
22 contract cancer during the time that they were working
23 there due to PCBs being there.

24 THE AUDIENCE: You indicated \$6 million for

1 soil removal. How deep are you going to be removing
2 the soil?

3 MR. ADLER: Depending on where you are, it's
4 between two and five feet, which is the volume of
5 material that has to be removed and where you have to
6 remove it from. We have some fragile areas on the
7 dunes land area that we have to be careful with.
8 There's some protected species of plants and water out
9 there. It depends on where you have to put it. It
10 would be more expensive to dispose of it off site.
11 Transport it off site.

12 Anything above one parts per million PCB
13 is a target for excavation and disposal; either
14 containment on-site -- under our proposal, containment
15 on-site or off-site disposal. Anything above two parts
16 per million PAHs is also target for excavation and
17 disposal.

18 THE AUDIENCE: (Inaudible.)

19 THE REPORTER: I'm sorry. I didn't --

20 MR. ADLER: He asked about estimated yardage
21 available for disposal. I don't have that number
22 handy. I believe it was about 25,000 or more cubic
23 yards of soil and about 30,000 yards of material from
24 the building that would be consolidated between the

1 containment cells. I don't know the volume of material
2 for off-site disposal.

3 It's found in our feasibility study,
4 which is in the library. We can find that answer for
5 you, if you need to know.

6 THE AUDIENCE: So there isn't going to be a
7 capping off --

8 MR. ADLER: No. That would just be on the
9 containment area. There would be a cover placed over
10 that area.

11 THE AUDIENCE: The ground water -- is that
12 ten feet a year or --

13 MR. ADLER: Neither one is very fast. It's
14 not moving very quickly mainly because we have that
15 million square-foot building there. That's preventing
16 rainfall and snow melt and trickling into the ground
17 and pushing it away.

18 It's less than 100 feet per year. It's
19 moving towards the lake when you're up on the eastern
20 side or moving towards the harbor when you're down
21 towards the Larsen area.

22 THE AUDIENCE: The PCBs in the building, that
23 would be concrete services, right?

24 MR. ADLER: Yes.

1 THE AUDIENCE: Could that be washed off where
2 the risk to workers would have been eliminated if it
3 had just been washed?

4 MR. ADLER: Sorry to interrupt. Yes. We
5 tried to decontaminate the concrete surface when we did
6 our first interior cleanup action in 2003. We tried do
7 a swath about three-feet wide by a couple hundred feet
8 long and it was not successful because the PBCs have
9 seeped into that concrete about 19 inches.

10 THE AUDIENCE: And they're released as vapor?

11 MR. ADLER: Yes. If we go into some of the
12 parts of the building, the vapor concentration of PCB
13 is above NIOX standards.

14 THE AUDIENCE: Could it be encapsulated?

15 MR. ADLER: Not every easily.

16 THE AUDIENCE: A membrane with concrete
17 poured over it?

18 MR. ADLER: That's what OMC did in the past.
19 That's why it's down in some parts 19 inches.

20 THE AUDIENCE: I just asked, because some
21 people in this town prepare industrial base over --

22 MR. ADLER: Right. We found PCBs in the
23 middle of the concrete where they have used the surface
24 in the past and then decided to pour more over it and

1 used the surface again and then that surface was also
2 contaminated.

3 MR. JOYCE: Okay. If there are no more
4 questions, why don't we start the comment period.
5 Anyone who would like to make an oral comment. If you
6 agree or disagree with any part of the proposed plan.

7 THE AUDIENCE: I was reading that there are
8 some microbio means of removing PCBs. Why the
9 containment?

10 MR. ADLER: Containment was the most
11 cost-effective option. Incineration, it's very costly
12 and it's hard to do properly so you don't release more
13 contaminants into the environment. If you don't burn
14 PCBs properly you can create dioxin, which is more
15 harmful than PCBs.

16 There are innovative technologies being
17 pursued for PCBs, but none of them have been proven to
18 our satisfaction yet.

19 THE AUDIENCE: I know there's the advisory
20 group that was formed for the harbor cleanup and, yes,
21 this is part of the Superfund. Will there be a Citizen
22 Advisory Committee for the OMC plant or --

23 MR. JOYCE: There are some members of the
24 Citizen Advisory Group here and they addressed all the

1 Superfund sites and some that are not Superfund sites.

2 MS. SCHREIBER: Susie Schreiber. Our area of
3 concern is the harbor --

4 MR. JOYCE: A little louder, please.

5 THE REPORTER: If she could come up here.

6 MS. SCHREIBER: Susie Schreiber in care of
7 the Waukegan Harbor Citizen Advisory Group. The area
8 of concern is the actual harbor and then those
9 properties around it, the OMC property.

10 The extended area of concern goes to the
11 middle of the dead river to the north and 22nd Street
12 in North Chicago to the south; so in answer to your
13 question, all of these properties fall into our work
14 that we have been doing since August of 1990. I will
15 give you my card here and you are welcome to ask any
16 questions or get any information.

17 MR. ADLER: The next meeting is next Thursday
18 at 6:00 o'clock. Anybody can come to the meeting.

19 THE AUDIENCE: How much is this going to cost
20 the taxpayers of Waukegan?

21 MR. ADLER: Well, how many people live in
22 Waukegan?

23 THE AUDIENCE: Under 90,000, roughly.

24 MR. ADLER: There's 300 million people in the

1 US. The US is going to pay for this and the state will
2 pay 10 percent.

3 THE AUDIENCE: Well, the City doesn't ante up
4 any money at all.

5 MR. ADLER: Not for the cleanup of the OMC
6 Plant 2. The City is spending money now, however, in
7 our agreement that it signed to take title to the
8 property. They are in charge of operations and
9 maintenance of the PCB containment as well and they are
10 in charge of security for the OMC Plant 2 building
11 as-is to help prevent break-ins and so forth so people
12 don't get hurt breaking into the property.

13 So it's not like they are not going to
14 be spending anything, but they are not going to be
15 paying for the cleanup action that we proposed tonight.

16 THE AUDIENCE: One last question. You
17 mentioned that the plan was contingent upon getting
18 funding and we're sort of from the top end of the
19 middle tier in severity on the list of sites.

20 Is there any way to make some sort of
21 ballpark estimate as to when you might see actual
22 dollars coming to fund this plant? You say it would
23 take no more than two years or something. I mean, how
24 long might we be waiting for the money to start?

1 MR. ADLER: I have been told no site has
2 waited more than three years to get the dollars. Once
3 we get money to start our work, we're more likely to
4 get money to finish it.

5 What I've tried to do is break the site
6 into two pieces, soil and the building, and maybe we'll
7 get the money to do the soil and sediment first because
8 that's outside the building and non-secured, as well as
9 the building is. And then once we've got the sediment
10 work underway and they come around again, I'll see how
11 we can get the work done if we appropriate the other
12 monies for the building demolition.

13 The second option is to find a developer
14 in the City's plan to effect our cleanup actions that
15 we determined for that site. The developer can pay to
16 implement our cleanup action and we would be very happy
17 to let them do that under our oversight.

18 The EPA has filed a lien on the property
19 for any money that we spend investigating and cleaning
20 up the OMC Plant 2 property will be going onto that
21 lien so if the property is transferred by the City to a
22 developer that lien will have to be satisfied.

23 MR. JOYCE: If you would step up and give
24 your name and address. How about you, Mr. Mayor, would

1 you like to --

2 MAYOR HYDE: I have already -- we have
3 already gone through this. Everything that we have
4 proposed here tonight we're already working on, so what
5 you listened to tonight, that site is going to be
6 developed. It's going to be.

7 The plans, as you've said, what the City
8 has made is already in motion. It's already in motion
9 and taking place. With Sue's help and going along
10 there and cleanup of the harbor and working with the
11 port district to lower the docks that had to be dredged
12 first to lower slips so they can become floating docks,
13 that's all been worked on. And we should implement
14 that, approximately, within six months and work can be
15 -- if the people will get their butts in gear, that can
16 be started next October.

17 So there's a lot of things that are
18 going on. All of this has come up at council meetings,
19 this has all come up in committee meetings, this has
20 all come up in the paper. It's all there for you to
21 read. Nothing is hidden.

22 If some help doesn't come from somebody,
23 this is going to be completed. It might take 15 or 20
24 years, but it's going to be completed. If things

1 happen, it might be a little sooner, but it's going to
2 happen. It's already started.

3 And the council with Tony Figgaroa
4 (phonetic), they're committed. The City, the
5 administration, is committed to see that this project
6 starts and goes through. We won't be around in 15, 20
7 years, and neither will any of you, but it's going to
8 be -- all I can tell you is it's started.

9 It's taking place right now. And thank
10 Heaven for the one-cent sales tax. That helps. And so
11 far of every -- it was probably about \$100 million in
12 bonds now, not one penny is on tax roll. Not one.

13 The financing went with Don Schultz and
14 now we have a new finance director, Ray Wilcovich
15 (phonetic) and all of it so far has been on the
16 planners and developers and the one-cent sales tax.

17 MR. ADLER: If you don't want to comment
18 tonight verbally, that's fine. The facts sheet has
19 something you can mail to me with my name on it
20 already. Just put a stamp on it.

21 We are accepting it until the end of the
22 month or on the Internet.

23 MR. FIGGAROA: I would like to comment. Tony
24 Figgaroa, 921 Oak Tree Lane. There's some confusion

1 back there. The lady asked about containment cells.
2 The EPA has years of experience in the design of
3 containment cells and I just wanted to give a few good
4 -- just set her at ease that this is not something new;
5 that we have been doing this for years.

6 The containment cell is an effort to be
7 able to solve some of the issues otherwise it's very,
8 very expensive. It can go into millions and millions
9 of dollars hauling that stuff to a landfill site, so if
10 you could reiterate the number of years that the EPA
11 has on the design of containment cells and that they
12 are safe.

13 MR. ADLER: Sure. That was sort of a comment
14 and a question. Again, we've got three containment
15 cells out here since 1992. The former boat Slip #3 and
16 the containment cell and the eastern cell and the
17 western cell contains PCB material, about 50 parts per
18 million. OMC built those when they dredged the harbor
19 down here.

20 They are surrounded by a subsurface
21 barrier wall and they have a cover system over it.
22 There is also pumping wells in each of those cells that
23 pump water out from the interior of it to keep the
24 ground water lower inside than outside, so that if

1 there is a leak in the walls, water is going to flow
2 outside rather than in.

3 I don't know how many years necessarily
4 we have experience in designing and building
5 containment cells, per se, but municipal landfills,
6 laws and regulations are always under review trying to
7 make them better.

8 These particular cells have not been
9 breached, they have not leaked since they were put into
10 the ground in 1992. If the City continues to operate
11 and maintain them properly, and operate means pump the
12 water out and treat it so there's no PCBs in it, keep
13 the inward ground water gradient and maintain it at
14 least to fix any holes in the surface like animals
15 burrowing in there so there's not a portal for water to
16 go in there or animals go in there and create an access
17 and to remove PCB-containing material and put it out on
18 the surface that somebody may come into contact with.

19 MS. GRADY: Peggie Grady, 1018 North Sheridan
20 Road. It's sort of hard to make a comment without
21 having questions. I understand what you're saying
22 about containment cells and these are Waukegan PCBs and
23 it's part of the Waukegan industry and for the most
24 part it should stay in Waukegan.

1 I think my concern is the harbor and the
2 dredging of the harbor. And this is kind of a question
3 I guess to the Mayor in my comment: Why do we want to
4 dredge the harbor more?

5 Okay. Let me -- my train of thought
6 gets -- you want to expand the containment cells so
7 that you could have a future site to put the PCBs from
8 the dredging of the harbor?

9 MR. ADLER: Actually, that's our proposal; is
10 to contain our material from the OMC plant to property
11 out there, but also be prepared to accept any material
12 from the harbor if it happens to occur that way.

13 Right now I understand the harbor
14 cleanup plans call for dredging it and removing the
15 material to an off-site landfill. If that proves to be
16 too expensive, to take all that material over the road
17 to a landfill, some of it could be consolidated and
18 placed on the north plant property. Not all of it,
19 some of it, to try to save money.

20 What I am doing tonight is proposing to
21 consolidate the material from the north plant in this
22 area and leave the opportunity open for all of the
23 harbor sediment to be placed there as well. If the
24 harbor sediments don't go there, then we won't do it.

1 We'll still be cleaning up the north
2 plant and proposing to contain the material between the
3 present containment cells.

4 THE AUDIENCE: So you would have the
5 potential to put contaminated soil whether from the
6 harbor or from someplace else?

7 MR. ADLER: No. I can only put material from
8 the OMC Superfund site on the --

9 MS. GRADY: Which includes the harbor; so
10 it's back to the dredging of the harbor to have this
11 expanded containment cell, correct?

12 MR. ADLER: If the harbor project goes
13 forward where it becomes cost effective and, let's say,
14 doable to place material on the north plant and in a
15 landfill, instead of all in a landfill, and then this
16 proposal tonight provides for that.

17 If it's decided under the harbor cleanup
18 action that any material does not go to the north plant
19 area, it all goes to a landfill, we are still going to
20 take our soil that's below 50 parts per million and
21 consolidate it out there, but not prepare to accept
22 harbor sediment.

23 THE AUDIENCE: Okay, but like in the facts
24 sheet, the EPA proposed -- that said that you wanted to

1 have space for the harbor --

2 MR. ADLER: If it does happen that way. If
3 the harbor cleanup action happens. No. 1, it has to
4 happen. So material has to be placed on the north
5 plant to make it economical to go, because there's only
6 a limited amount of money for people to spend to do
7 that harbor cleanup work, then we're making
8 preparations to accept it.

9 THE AUDIENCE: If you have that extra space
10 in the containment cell, that would make it easier to
11 dredge the harbor, because the harbor does have some
12 place to put their contaminated soil?

13 MR. ADLER: Yes.

14 THE AUDIENCE: I guess I'm opposed to that,
15 because I don't know if I necessarily want the harbor
16 to be dredged, because if Waukegan is going to be
17 turning the lakefront into a recreational and
18 residential area, we don't -- I don't think we would
19 want this harbor dredged so we can have those large
20 ships coming in. I mean, you don't need a 23-foot
21 craft --

22 MAYOR HYDE: That's why I say if you read the
23 paper, the harbor is not going to be dredged -- is not
24 going to be dredged so all those boats can come in with

1 bigger loads. The only thing that the Corp of
2 Engineers is going to do is take the top soil where
3 PCBs are in there and dredge. That's it. It's not to
4 make the harbor deeper than what it is now.

5 THE AUDIENCE: They may bring in less ships
6 with more tonnage, but the plants that are there now
7 are pretty much to capacity.

8 MS. GRADY: Okay.

9 MR. JOYCE: It's an environmental dredging.

10 THE AUDIENCE: So how deep will the harbor
11 come when -- after it's dredged?

12 MR. ADLER: If the harbor work goes ahead as
13 proposed by the City, it will go down to about 23 feet
14 below mean water surface.

15 MAYOR HYDE: It's about 20, 21 now.

16 MR. ADLER: The approximate amount of
17 material in the harbor targeted for removal is about
18 250,000 cubic yards.

19 THE AUDIENCE: Besides the fact you remove
20 the harbor material, that is an important part, but you
21 want people to be able to eat the fish from the harbor
22 safely.

23 MR. ADLER: Okay. Thank you for your
24 comments. Are you ready for the pop quiz? The first

1 person or the second person to answer I've got a nice
2 prize.

3 Who can tell me the chemical of concern
4 inside the Plant 2 building?

5 THE AUDIENCE: PCB.

6 MR. ADLER: Who owns the Plant 2 site?

7 THE AUDIENCE: The City.

8 MR. ADLER: Now the hard one. How much is
9 our proposed plan going to cost? Remember, the state
10 is going pay 10 percent.

11 Thank you for coming. If you don't
12 have anymore comments, we'll wrap it up. Again, your
13 facts sheet has a mailer that you can mail comments to
14 me and we'll take them by e-mail as well. The website
15 will do it and fax also.

16 (End of Proceedings.)

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1 STATE OF ILLINOIS)

2) SS:

3 COUNTY OF L A K E)

4

1 I, ANNAMARIE BLOCK, CSR, a Notary Public in and
2 for the County of Lake, State of Illinois, do hereby
3 certify that subject to the usual terms and conditions
4 of McCorkle Court Reporters, Inc., that the above
5 hearing was recorded stenographically by me and reduced
6 to typewriting by me; that the hearing is a true,
7 correct and complete transcript of the entire hearing
8 given by said parties at the time and place hereinabove
9 set forth; that the proofreading of this transcript was
10 done by a proofreader other than myself.

15 I further certify that I am not counsel for, nor
16 in any way interested in the outcome thereof.

17 In witness whereof, I have hereunto set my hand and
18 affixed my notarial seal this 29th day of January, A.D.
19 2007.

20

Ernaus Bb

21 ANNAMARIE BLOCK, CSR

22 My commission expires: 8/12/2007

23

24

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